
A BILL FOR AN ACT

RELATING TO FIRE PROTECTION.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

1 SECTION 1. The legislature finds that automatic fire
2 sprinkler systems have a proven record of significantly reducing
3 lost life, injury, and property damage. Automatic fire
4 sprinklers are commonly installed in commercial and high-rise
5 buildings, but eight out of ten fire deaths occur in the home,
6 and sprinklers are found in only seven per cent of all homes
7 damaged by a fire.

8 The legislature further finds modern construction materials
9 have increased a home's risk to fire. Engineered lumber is used
10 as a composite joist or beam as part of today's modern,
11 lightweight construction material. Compared with traditional
12 wood materials in older homes, lightweight construction
13 assemblies typically collapse in six minutes versus eighteen
14 minutes for wood. Modern furnishings also reach dangerous
15 temperatures much quicker than legacy furnishings. These place
16 occupants and fire fighters in extreme peril when a fire occurs
17 in a home without sprinklers.



1 The legislature further finds that smoke alarms and
2 sprinklers can reduce the risk of death in a home by eighty-two
3 per cent. Only the sprinkler head closest to the fire activates
4 and eighty-five per cent of fires are contained by the operation
5 of just one sprinkler. Residential fire sprinkler systems also
6 require very little maintenance to ensure that they are
7 operating properly.

8 Currently, California, Maryland, and the District of
9 Columbia require residential sprinklers in all new one- and two-
10 family dwellings. About twenty-two other states do not require
11 sprinklers but allow local jurisdictions to require them. After
12 California required residential sprinklers, the state has not
13 experienced a decrease in the residential construction or sale
14 of new homes.

15 The purpose of this Act is to provide potential home buyers
16 of one- and two-family dwellings with information on the
17 benefits of a residential fire sprinkler system and a cost
18 estimate for the design, materials, labor, and any associated
19 fees. The information will include the benefits of a fire
20 sprinkler system provided by the state fire council and the cost
21 estimate will be prepared by the county building or fire



1 official. The information will allow the potential home buyer
2 to make an informed decision to accept or reject the
3 installation of a sprinkler system in a new residence.

4 SECTION 2. Chapter 132, Hawaii Revised Statutes, is
5 amended by adding a new part to be appropriately designated and
6 to read as follows:

7 "PART . HOME BUYER FIRE PROTECTION

8 §132- Definitions. As used in this part:

9 "Builder" means any individual, trustee, partnership,
10 corporation, or other entity contracting with an owner for the
11 construction of a new dwelling.

12 "Buyer" means any individual, trustee, partnership,
13 corporation, or other entity purchasing any estate or interest
14 in a new dwelling.

15 "New dwelling" means a new one- or two-family residential
16 dwelling not previously occupied and constructed for residential
17 use.

18 §132- Disclosure of automatic fire sprinkler system

19 information. (a) When an application for a permit for a new
20 dwelling is submitted, the building or fire official shall
21 provide the applicant or the applicant's representative with a



1 copy of written materials prepared and promulgated by the state
2 fire council that detail the benefits of a residential fire
3 sprinkler system.

4 (b) Prior to approval of the building permit for the new
5 dwelling, the building or fire official shall provide a written
6 cost estimate for the materials, labor, and any applicable
7 permit fees for a residential fire sprinkler system to the
8 applicant or the applicant's representative.

9 (c) Upon its receipt, the applicant or applicant's
10 representative shall provide the written information described
11 in subsections (a) and (b) to the owner.

12 (d) After reviewing the written cost estimate, the owner
13 may choose to accept or reject the installation of a residential
14 fire sprinkler system in the new dwelling. If accepted, the
15 cost of the residential fire sprinkler system shall be the
16 responsibility of the owner.

17 **§132- Residential fire sprinkler cost estimate form.**

18 The state fire council shall develop a standard form for new
19 construction for the buyer's acceptance or rejection of a
20 residential fire sprinkler system.




1 The form shall include the written cost estimate provided
 2 by the building or fire official and on indication that written
 3 information on the benefits of a residential fire sprinkler
 4 system was provided by the state fire council.

5 The state fire council may amend the form as needed."

6 SECTION 3. Chapter 132, Hawaii Revised Statutes, is
 7 amended by designating sections 132-1 to 132-19, Hawaii Revised
 8 Statutes, as part I, entitled "General Provisions".

9 SECTION 4. This Act shall take effect upon its approval.

10

INTRODUCED BY: _____

By Request

JAN 18 2022



H.B. NO. 1477

Report Title:

State Fire Council Package; Home Buyer Fire Protection

Description:

Requires builders to provide written cost estimates for residential fire sprinklers to potential buyers of all new one- and two-family dwellings. The state fire council shall provide written information on the benefits of a sprinkler system.

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